

# 7832 OSTROW STREET SAN DIEGO, CA 92111

INDUSTRIAL/WAREHOUSE BUILDING  
WITH FENCED YARD  
23,608 SF Available



FOR SALE IN KEARNY MESA

## PROPERTY FEATURES

- 23,608 SF Freestanding Building with Drive around Truck Access
- Fenced Yard approximately 12,000 SF
- Energy Efficient Warehouse Lighting
- 18' Minimum Clear Height
- 400 Amps, 120/208 Volts Electrical Power
- Fire Sprinklers: .48/2012.23 GPM/SF
- 2 Dock Doors (10'x10') with Pit Levelers
- IL-2-1 Zoning
- 3 Grade Doors (another door currently glassed in)
- 21 Skylights in Warehouse
- Built in 1979, renovated 2006 (new fire sprinkler system & new office/showroom improvements)
- Existing income in place from TW Telecom
- 21 Parking Spaces plus On-Street Parking
- Natural Gas Service



## BUILDING SUMMARY

### SQUARE FEET

Total Building: 23,608  
Office: 4,216  
Warehouse: 18,896  
Showroom: 496

### ACRES

1.19

### SALE PRICE

\$4,100,000

For more information, please contact:

**JAMES DUNCAN**

Director

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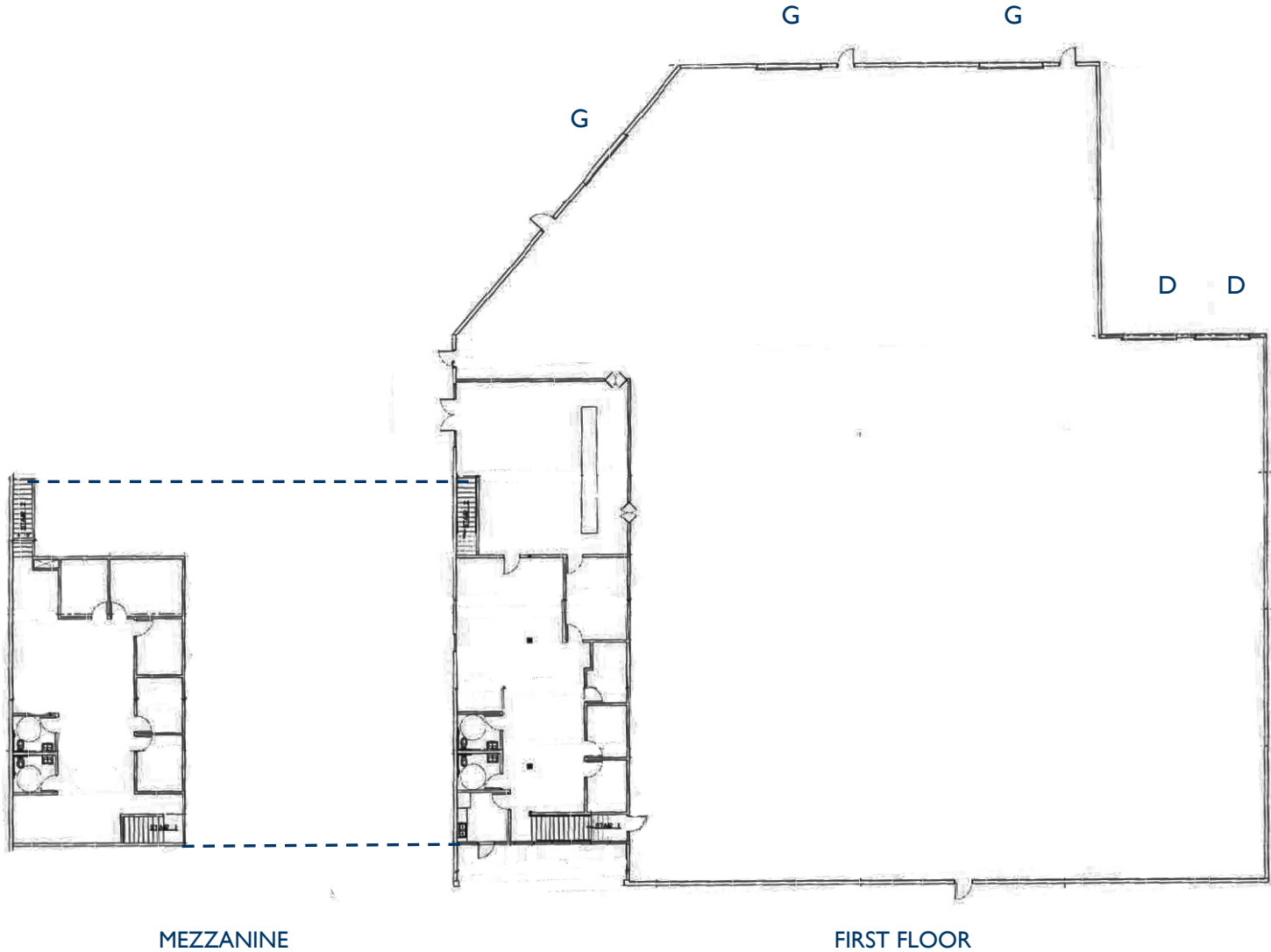
## Industrial/Warehouse Building with Fenced Yard For Sale

23,608 SF AVAILABLE

### FLOORPLAN

#### Legend:

- D – Dock Door
- G – Grade Door



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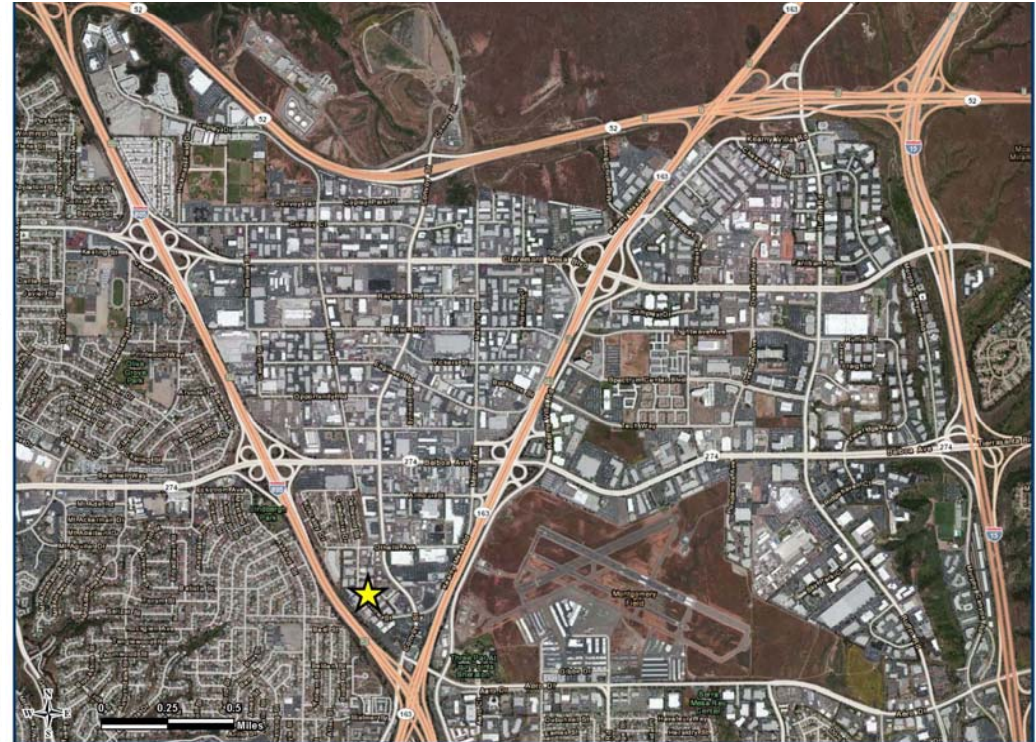
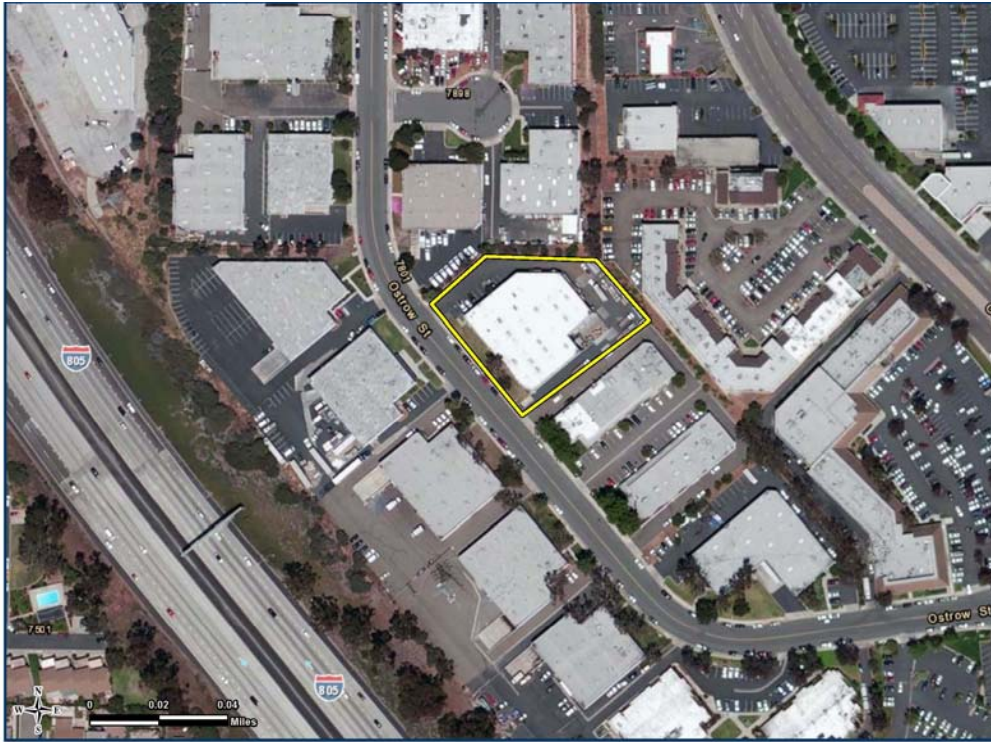
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### AERIAL MAP/SITE PLAN



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## Industrial/Warehouse Building with Fenced Yard For Sale

### LEASE VS. PURCHASE ANALYSIS

**PROPERTY ADDRESS: 7832 Ostrow Street**

APPROXIMATE TOTAL SQUARE FOOTAGE:	<b>23,608</b>
OWNER OCCUPIED SPACE:	<b>23,608</b>
SALES PRICE:	<b>\$4,100,000</b>
DOWN PAYMENT %:	<b>10%</b>
DOWN PAYMENT \$:	<b>\$410,000</b>
LOAN AMOUNT:	<b>\$3,690,000</b>
INTEREST RATE: Blended	<b>4.90%</b>
AMORTIZATION: Blended	<b>22.5</b>
BUILDING GSI:	<b>\$0</b>
TOTAL ESTIMATED OPERATING EXPENSES:	<b>\$0</b>
BUILDING NOI	<b>\$0</b>

LOAN AMOUNT	ANNUAL DEBT SERVICE EXPENSE (1)	(-) Minus ANNUAL NOI FROM TENANTS (AFTER OPER. EXP.)	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	(-) Minus AVRG. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.	Divided by 12 = EFFECTIVE MONTHLY DEBT SERVICE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR OWNER/USER	OWN
<b>\$3,690,000</b>	<b>\$270,993</b>	<b>\$0</b>	<b>\$270,993</b>	<b>\$85,326</b>	<b>\$185,667</b>	<b>\$88,900</b>	<b>\$96,767</b>	<b>\$8,064</b>	<b>\$0.34</b>	Vs.
Market NNN Lease Rate per square ft.: <b>\$0.90</b>										LEASE
					ANNUAL LEASE EXPENSE	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL LEASE EXPENSE	Divided by 12 = EFFECTIVE MONTHLY LEASE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR LEASE	
					<b>\$254,966</b>	<b>\$89,238</b>	<b>\$165,728</b>	<b>\$13,811</b>	<b>\$0.59</b>	

Note: Consult with your tax advisor. Torrey Pines Bank makes no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale. These are items that need to be addressed with an accountant or tax advisor. There are several assumptions made in this scenario and buyer should not rely on this information when making a purchase decision.

1. Assumes 90% SBA 504 Financing with a blended interest rate of 4.9%.
2. Average annual principle paydown based on 5 year accumulation.
3. Assumes applicable 35% effective tax rate (combined state and federal) plus deduction for depreciation based on 39 year schedule - 65% (building value) of sale price.



**Steve Black**  
(858) 523-4656



Loan terms and conditions may vary based upon lending program, subsidiary and applicant qualification.

**\$226,338**

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